LOUDOUN
COUNTY, VIRGINIA
More Than You Imagine

Ms. Christeen Tolle
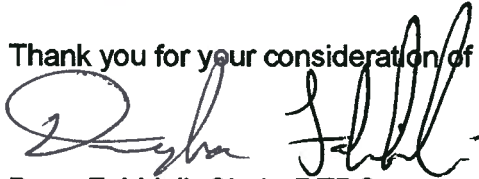Chair, Planning Commission

Dear Ms. Tolle:

With this letter I am transmitting to you a motion adopted by the Rural Economic Development Council at its April 7, 2008 meeting in connection with the definition of Farm Market as set out in the Loudoun County 1993 Revised Zoning Ordinance.

> The Rural Economic Development Council makes the following recommendations regarding the definition of Farm Market to the Planning Commission for its consideration:
>
> 1.  Accept the new definition of Farm Market that includes the requirement that a minimum of 25% of the gross receipts must be from goods produced in Loudoun County.
> 2.  General solution to the Farm Market/Lowry zoning issue:
>     Return the **Farm Market category** to Agricultural Uses (pg 4, last line Reference Document) as a **Permitted Use** with the new Farm Market definition from page 3 (Ref Doc). **Retain the Farm Market Use Type under the Retail Sales and Service Category on page 7 (Ref Doc), however, change this use to require a Special Exception.** In this manner the traditional agriculture use that permitted the Farm Market on the corner of a rural farm could be maintained as is, albeit with the new definition. Additionally, it would allow the Lowrys (and anyone else who so desired) to operate a Farm Market facility in a commercial location, but still allow the County to prevent someone from starting a Farm Market in an unsuitable location.
>
> 3.  For AR-1 and AR-2, JLMA -1, -2, -3, -10 and -20 rural locations, the REDC recommends that the Farm Market still only be required to provide a Rural Sketch Plan. However, for commercial locations the operators should be required to provide a standard Site Plan as is standard in such areas.
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> 4.  The REDC does not have the requisite expertise to address possible zoning effects the above recommendations have and defers to the Planning Commission to address such issues.

Thank you for your consideration of this matter.

Doug Fabbioli, Chair, REDC

Enc. Memorandum to Planning Commission from Michelle M. Lohr